

Woodstock Planning and Zoning Special Regulation Review Subcommittee

July 9th, 2015 Lower Level, Woodstock Town Hall

1. Call to Order was at 7:30 PM by Chair J. Gordon.
2. Roll Call: F. Rich, S. Blodgett, K. Ebbitt, D. Porter, D. Young, J. Gordon, and D. Durst. Planner D. Fey. J. Adiletta notified the Chair that he had to be away.
3. June 4th, 2015 Minutes: approved unanimously (F. Rich/D. Young).
4. Citizen comments: none
5. Chair's report:
 - J. Gordon thanks everyone for the continued hard work; it is appreciated.
 - Please RSVP for the monthly meeting so the Chair can know in advance if a quorum will be present, in order to conduct the Public Hearing scheduled.
 - J. Gordon has prepared two documents, both dated July 6th, 2015:
 - A list of Subcommittee action items regarding the review of the Subdivision Regulations based upon the work done so far by the Subcommittee, and
 - Items about subdivision conservation priorities, including items discussed so far by the Subcommittee, pertinent parts of D. Fey's March 3rd, 2015 memo, and applicable parts of the current Subdivision Regulations.
6. Planning Discussion on Subdivision Regulations

Focusing on Subdivision Regulations sections Chapter VI, Section 2 (page 26), the Commission, after full discussion of each point, including full review of the pertinent parts of D. Fey's March 3rd, 2015 memo, voted (D. Durst/D. Porter) to maintain the current status and sequence of Chapter VI, Section 2 regarding the priority sequence a developer is to use when planning the Open Space in a Conservation Subdivision, with one modification: The term RIDGELINE as a factor when identifying the priority items for Open Space will be dropped, and the term STREETSCAPES will be inserted. It was noted that Chapter VI, Section 2 is a conservation priority ordered list regarding what to have in the set aside conservation land once the set aside is created, or if a fee-in-lieu of open space is a reasonable option if no worthy conservation set aside can be created. This list does not apply to other parts of the total parcel.

Chapter V, Section 3 (page 22), was discussed. It was noted that this Section applies to the entire parcel. It is about site design. The items listed are not in an ordered priority list. It was noted that stone walls and trees, not on a property line, but contained within the property, may be considered to be removed from the list since the Commission may not have statutory jurisdiction over these items. It was noted that wetlands and watercourses fall under the authority of the IWWA, not the

Commission. There was discussion about potentially keeping these items on the list as reference items. Further discussion of Chapter V, Section 3 will take place.

The Commission is interested in creating introductory text about conservation priorities and fee-in-lieu of open space so that developers can better understand what the Commission is looking at in a general sense, yet leave flexibility for the Commission to review individual parcels of land proposed for subdivision development.

S. Blodgett mentioned the Rhode Island Conservation Development Manual and the 10-steps of development design contained in it. The Subdivision Regulations use a 4-step process, as per the work by Randall Arendt.

S. Blodgett mentioned about some communities having different regulations for “minor” and “major” subdivision applications. J. Gordon noted that in states such as NC and PA, some communities and counties define such differences so as to streamline the application process for “minor” subdivision applications.

7. Other: D. Young reviewed his recent experience with determining the value of prime and actively farmed agriculture land in terms of the development value.
8. Agenda for next meeting: Continue with Subdivision Regulations planning discussion. Topics that will be reviewed include minimum lot sizes in subdivisions, more than one possible design option, and conservation set asides. D. Fey has begun work on the Survey Monkey sent out a few months ago, and will try to have the results compiled by the August Subcommittee meeting.
9. Adjournment: (motion D, Young/D. Porter) was at 9:28 PM.

Respectfully submitted,

Jeffrey A. Gordon, M.D.
Commission and Subcommittee Chair